

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 1 November 2017 at 6.00pm in the Telford Whitehouse Hotel, Watling Street, Wellington, Telford, TF1 2NJ

Present: Councillors H Rhodes (Chair), L A Murray, N A Dugmore, I T W Fletcher, N C Lowery, J Loveridge, R Mehta, C F Smith (as substitute for C R Turley) and P J Scott.

Also Present: Councillor A Lawrence (for application TWC/2017/0232)

PC-038 Apologies for Absence

Councillor C R Turley.

PC-039 Declarations of Interest

In respect of planning applications W2006/0608 and TWC/2017/0232, Councillor N A Dugmore advised that he was a member of Donnington & Muxton Parish Council but had not been involved in any discussions on the applications.

In respect of planning application TWC/2017/0367, Councillor I T W Fletcher advised that he was a member of St Georges & Priorslee Parish Council but had not been involved in any discussion on the application.

PC-040 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 11 October 2017 be confirmed and signed by the Chairman.

PC-041 Deferred/Withdrawn Applications

None

PC-042 Site Visits

None

PC-043 Planning Applications for Determination

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report, together with the update.

a) TWC/2017/0232 – Site of 68 Wellington Road, Muxton, Telford, Shropshire

This was a full application for the demolition of 68 Wellington Road, Muxton, a Duke of Sutherland cottage, and for the erection of two, four bedroom detached houses. A site visit had been undertaken earlier on the day and members had the benefit of observing other Duke of Sutherland properties in the local area.

The officer recommendation was for refusal as the erection of two dwellings, along with their design and detailing, was inappropriate when weight was given to the loss of an irreplaceable heritage asset.

Councillor A Lawrence, Ward Member, spoke in support of the application and stated that it had been accepted that the existing cottage had to be demolished. The proposed dwellings would be in keeping with the surrounding area and a precedent had been set when a similar Duke of Sutherland cottage had been demolished and 9 dwellings had been built.

Mr R Green, Local Resident, spoke in support of the application and stated that the existing property had been allowed to decay over many years. The property was a rotten shell and the garden was rat infested. The local residents supported the plans and felt they made best use of the available space. The proposed houses would be in keeping with the area.

The Planning Officer advised that the applicant had shown reasonable justification that the existing property should be demolished however, the cottage was a non-designated heritage asset therefore the benefits of the development must outweigh its loss. Officers had considered that erection of semi-detached dwellings would enable parking to be at the side of the property, rather than allowing parking to dominate the frontage.

Members considered that, although regrettable, the existing dwelling needed to be demolished and accepted that refurbishment would be unviable. Members considered that there were different types of property in the local area, including new builds, and that the proposed dwellings would be in keeping with the area.

Members noted the variance of built types in the vicinity and acknowledged that the site should not be allowed to fall into further disrepair. Members considered that a precedent had been set by the demolition of a similar property, which had been replaced with 9 terrace properties.

There being no proposer that the application be refused, it was proposed and seconded that the application be approved.

Upon being put to the vote it was, unanimously:-

RESOLVED – That in respect of Planning Application TWC/2016/1182 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission for the following reason:

The loss of a Duke of Sutherland Cottage, an irreplaceable heritage asset, has been justified, and its replacement with two detached dwellings would preserve the quality and appearance of the local built environment and the street scene. The proposals would therefore comply with ‘Saved’ policy UD2 of the adopted Wrekin Local Plan, Policies CS14 and CS15 of the Core Strategy; policy BE1 of the Telford & Wrekin Local Plan and the NPPF.

- b) TWC/2017/0367 – Units 7 – 9, Gower Street Trading Estate, Gower Street, St Georges, Telford, Shropshire, TF2 9HW

This was an outline application with all matters reserved but with an indicative layout for a residential development of approximately 20 dwellings. The indicative layout proposed access off Walker Crescent, although in response to Members questions about access, the officer confirmed that access was likely to be off Walker Crescent

but was reserved for later approval in any event. The application was a resubmission of a recently expired scheme, which had been granted in 2014.

Members noted that the site was in a sustainable location and that the principle of development had been established. Some Members considered that the proposals were an overdevelopment of the site and requested that the number of dwellings be reduced to increase the amenity areas for residents, although it was noted that this scheme sought permission for the principle of residential development only.

Upon being put to the vote it was, unanimously:-

RESOLVED – That in respect of Planning Application TWC/2017/0367 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the following:

- a) The applicant entering into a Section 106 Agreement to provide 25% affordable housing, £43,223 towards primary education facilities at St Georges Primary School, £12,000 towards play facilities at Fireclay Drive and;
- b) The conditions and informatives in the report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager)
- c) TWC/2017/0514 – Land junction of, Alexandra Road / Haygate Road, Wellington, Telford, Shropshire

This was a full application for the erection of 24 dwellings on a site to the rear of 'The Haygate' public house, including 25% affordable dwellings.

Members noted that the principle of development had been established on the site. Some Members raised concern regarding noise pollution from the nearby public house and noted that noise mitigation measures would only be effective inside the properties. The Planning Officer informed members that a notice had already been served on the pub with regard to noise and that there were other neighbouring residential properties. It was acknowledged that some of the proposed dwellings would be closer to the pub than the existing properties.

Members considered that the design of the proposed development was bland and failed to respect the traditional character of the properties in the local context. Members recommended that further discussion was needed with the applicant on the design and appearance of the block.

Upon being put to the vote it was, unanimously:-

RESOLVED – That in respect of Planning Application TWC/2017/0514 that this application be deferred for further discussion with the applicant in regards to the appearance of the proposed development.

- d) TWC/2017/0744 – Land between Hayes Meadow and Uppatree, 33 Horton Lane, Horton, Telford, Shropshire

This was an outline application for the erection of up to 5 detached dwellings, with all matters, apart from access, reserved for later approval. An update had been circulated providing the Council's Arboriculture Officer consultation response including suggested conditions.

Cllr P Smart, Hadley and Leegomery Parish Council, spoke against the application raising concerns regarding egress onto Horton Lane and the loss of the hedgerow. The Parish Council considered the application was contrary to policy. The residents of Horton were not opposed to development but considered smaller, family homes would be more appropriate for this site. There were three plots of land and concerns were raised that if they were being put forward altogether, there would be a requirement for affordable housing to be provided.

The Planning Officer confirmed that there were three proposed development sites in Horton, however, they were physically detached from each other and therefore this was not considered piecemeal development. The Local Plan had identified a need for larger properties, as well as smaller, affordable builds.

Some Members raised concerns regarding Horton Lane, the Group Manager – Development Team advised that the additional traffic from this development would not be significant. The identified area of un-adopted highway would take the form of a private drive, which was not uncommon in housing estates, Horton Lane itself was an adopted road.

Some Members considered that smaller properties would have been a better use of the site and that a larger number could have been included on the site. Members stated that any replacement trees must be of a native species and the Planning Officer confirmed that the hedgerow would be replanted behind the visibility splay. Members considered that there were a mix of styles on Horton Lane and the proposed properties would fit in with the local context.

Members were reminded that in approving the development they were fixing the number of dwellings at 5 but not approving the layout.

Upon being put to the vote it was, by majority:-

RESOLVED – That in respect of Planning Application TWC/2017/0744 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to additional conditions relating to:

- a) No approval of layout
- b) Tree replacements to be native species
- c) The conditions and informatives in the update report (subject to an amendment to Condition 3 from 'All' to 'Some' Matters Reserved).
- e) W2005/1473 – Orelton Park & Former Orelton Lane Infant & Nursery School, Orelton Lane, Wellington, Telford, Shropshire

This application was seeking a deed of discharge of the S106 agreement attached to the planning permission granted on this site to remove the obligation to provide affordable housing on the site.

Mr I Greatrex, Applicant's Agent, spoke in support of the application. The developers had purchased the site in 2009 for a significantly higher sum than it was now worth. The scheme was unviable, even with no affordable housing provided. The site was probably the largest stalled scheme in the Borough and needed to be developed.

Members expressed their disappointment that affordable housing would be lost, however, considered that the site was an eyesore. It was noted that the developer could apply to the HCA for grant funding for affordable housing if there was no S106 agreement in place requiring affordable housing to be provided. The Development Delivery Group Specialist clarified that grant funding had been used on other developments within the Borough.

Upon being put to the vote it was, by majority:-

RESOLVED – That in respect of Planning Application W2005/1473 that delegated authority be granted to the Development Management Service Delivery Manager to authorise a Deed of Discharge of the S106, or a letter confirming the discharge, so there is no requirement for affordable housing on the site.

f) W2006/0608 – Land off, Church Walk, Donnington, Telford, Shropshire

This application was seeking a deed of discharge of the S106 agreement attached to the planning permission granted on this site to remove the obligation to provide affordable housing on the site. The site was untidy and had attracted some antisocial behaviour, as the site had been partially completed for some time. A new developer had purchased the site however, the scheme was not viable, due to significant remediation works that had been required and the lack of interest from a registered provider to manage these homes.

Members raised their disappointment at the further loss of affordable housing, however, acknowledged the unforeseen circumstances in this case. The site had a protracted history and the community were keen to see the site developed.

The Development Delivery Group Specialist stated that four of the properties on site had been completed and a further 12 were due be completed by Christmas. The remaining 8 properties were projected to complete within the next three months. It was confirmed that the other S106 contributions towards education, leisure and bus shelters had been paid and that no repayment clause was in place.

Upon being put to the vote it was, by majority:-

RESOLVED – That in respect of Planning Application W2006/0608 that delegated authority be granted to the Development Management Service Delivery Manager to authorise a Deed of Discharge of the s106 so there is no requirement for affordable housing on the site.

The meeting ended at 7.25 pm

Chairman:

Date: